

NO TRANSFER
TAX PAIDQUITCLAIM DEED WITHOUT COVENANT

38-98

014841

SAM A. SIMON of Waterville, County of Kennebec and State of Maine for consideration paid, releases to JEAN A. MOULTON (formerly known as JEAN A. SIMON) of Waterville, County of Kennebec and State of Maine the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL #1: Commencing at the point of intersection of the southerly right of way line of Burrill Street and the easterly right of way line of Cool Street; thence in a general southwesterly direction, along the easterly right of way line of Cool Street, a distance of one hundred sixty feet (160') more or less to a point; thence at a right angle and in a general southeasterly direction, a distance of one hundred feet (100') more or less to a point; thence at a right angle and in a general southwesterly direction a distance of eighteen feet (18') more or less to a point; thence at an angle and in a general northeasterly direction to a point situated in the southwesterly corner of Lot #62 as delineated on City of Waterville Tax Map Number 43, made by James W. Sewall Company, April, 1960; thence in a general northeasterly direction to a point situated on the southwesterly right of way line of Burrill Street; thence in a general northwesterly direction, along the southwesterly line of Burrill Street, a distance of one hundred seventy-five feet (175') more or less to the point of beginning.

PARCEL #2: Commencing at a point on the easterly right of way line of Cool Street, in the southwesterly corner of the premises described in the first paragraph of this deed; thence in a general southwesterly direction, along the easterly right of way line of Cool Street, a distance of sixty-two feet (62') more or less to a point; thence in a general northeasterly direction, a distance of one hundred nine and two tenths feet (109.2') more or less to a point in the northwesterly corner of Lot #80 as delineated on the aforesaid Tax Map of the City of Waterville; thence in a general northeasterly direction, a distance of eighteen feet (18') more or less to a point; thence in a general northwesterly direction, a distance of one hundred feet (100') more or less to the point of beginning.

Parcels 1 and 2 were conveyed to Sam A. Simon and Jean A. Simon (now known as Jean A. Moulton) by deed from Foresite, Inc., recorded in the Kennebec County Registry of Deeds in Book 1649, page 125.

PARCEL #3: A certain lot or parcel of land situated on Cool Street in Waterville in the County of Kennebec and State of Maine, being Lot number twenty-four (24) according to a Plan of Lots called "Cool Street Home Sites", belonging to the A. F. Hutchinson Land Co., said Plan being made by Ernest W. Branch, Surveyor, being dated July 2, 1923 said Plan being recorded in the Kennebec County registry of Deeds.

Said land begins at the northwesterly corner of Webber Street; thence running in a northerly direction thirty-six (36) feet more or less; thence in an easterly direction one hundred nine and twenty-four one hundredths (109.24) feet more or less, to a northwesterly corner of

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Lot 25; thence in a southerly direction seventy-nine and ninety-seven one hundredths (79.97) feet more or less to Webber Street; thence in a westerly direction one hundred (100) feet, more or less, to the point of beginning. Said lot contains five thousand seven hundred ninety-eight (5798) square feet, more or less, according to said Plan. This conveyance is made subject to the following restrictions:

No house or other buildings to be built on said lots to cost less than twenty-five hundred (\$2500.00) dollars, except that after such house or other buildings have been built, such out buildings as may be suitable and appurtenant may be constructed. All buildings must be set back from the street at least fifteen (15) feet.

Parcel 3 was conveyed to Sam A. Simon and Jean A. Simon (now known as Jean A. Moulton) by deed from Marianne Perry, recorded in the Kennebec County Registry of Deeds in Book 1649, Page 128.

The purpose of this deed is to correct the legal description contained in the deed from Sam A. Simon to Jean A. Simon, dated October 17, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3044, Page 62. Parcel 1 of said deed contained an error in one of the distances.

WITNESS my hand and seal this 31st day of May, 1996.

Kathy A. Francoeur
witness

Sam A. Simon
SAM A. SIMON

THE STATE OF MAINE
Kennebec, ss.

May 31, 1996

Then personally appeared the above named Bernadine Braun and acknowledged the foregoing instrument to be her free act and deed.

Before me, Kathy A. Francoeur
Notary Public

96T04

MY COM. EXPIRES 12/31/2000

RECEIVED KENNEBEC CO.

1996 JUN 26 AM 9:00

ATTEST: Louise B. Moulton